



# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order (6:37 p.m.)** ..... Vice-chairperson Hall  
**Invocation** ..... Dean Thompson  
**Pledge of Allegiance** ..... Tony Atkins  
**Quorum (80%—Chairman Sprague absent)** ..... Vice-chairperson Hall  
**Approval of Minutes for September 21, 2006** ..... Vice-chairperson Hall  
**Tony Atkins moved to approve the minutes of September 21, 2006. Dean Thompson seconded. Brett McGuire asked those making the motion to include a correction to the minutes. Motion carried 4- 0.**  
**Reading of the Agenda** ..... Director Browning  
**Approval of the Agenda** ..... Vice-chairperson Hall  
**Brett McGuire moved to approve the Agenda as presented. Dean Thompson seconded. Motion carried 4 - 0.**

### Old Business

**Rezoning** ..... Staff  
 1. **RZ 06-09-04**, Rezone Tax Map 082A Parcels 105, 105A, and 106, ±1.5 acres located at 3625, 3627, and 3631 Phillips Drive from R-3 to S-1. *Commission District 2.*  
**Dean Thompson made the motion to disapprove RZ06-09-04 and to close the public hearing. Motion failed for lack of a second.**  
**Tony Atkins made the motion to approve RZ06-09-04 with the condition that only the athletic field house be approved and the school's access to Lake Shore Loop be closed with a new entrance to Phillips Drive to be constructed with some latitude for when the road must be paved and to close the public hearing and include all departmental conditions. Brett McGuire seconded. Motion failed 2- 2 (Dean Thompson and Deanne Hall opposed).**  
 2. **RZ 06-09-06**, Rezone Tax Map 073 Parcels 012, 012A, and 012B, 22.31 acres located at 213 Foxdale Drive and property located on Byrd Road from R-2 & R-1 to R-2 RCO. *Commission District 3.*  
**Tony Atkins made the motion to table RZ06-09-04 to the October 19, 2006 meeting and to keep open the public hearing. Brett McGuire seconded. Motion carried 4- 0.**

### New Business

**Final Plat** ..... Staff  
 3. **Chamblin Ridge II-A**, Chamblin Road, Zoned R-2 RCO, 27 lots, 11.46 acres, *Commission District 4.*  
 4. **Tyler Woods II**, Columbia Road, Zoned PUD, 30 lots, 8.83 acres, *Commission District 3.*  
 5. **Tyler Woods III**, Columbia Road, Zoned PUD, 27 lots, 9.87 acres, *Commission District 3.*



# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

**Brett McGuire made the motion to approve the final plats for Chamblin Ridge II-A, Tyler Woods II, and Tyler Woods III and to include all departmental comments. Tony Atkins seconded. Motion carried 4 - 0.**

- 6. Richard Craig subdivision (preliminary and final plat consideration),** Conn Drive off of Mullikin Road, Zoned R-1, 5 lots, 13.21 acres, *Commission District 1.*

**Tony Atkins made the motion to approve the construction of two houses to be built on Richard Craig's property using the existing ingress-egress for access to the property. Brett McGuire seconded. Motion carried 4 - 0.**

- 7. Village at Crossroads (preliminary and final plat consideration),** South Belair Road, Zoned C-2, 8 lots, 9.15 acres, *Commission District 2.*

**Dean Thompson made the motion to approve the preliminary and final plats for Village at Crossroads and to include all departmental conditions. Brett McGuire seconded. Motion carried 4 - 0.**

### Rezoning..... Staff

- 8. Country Place PUD Revision,** Country Place Lane off of Washington Road, 0.83 acres, Tax Map 072 Parcel 060K, *Commission District 3.*

**Tony Atkins made the motion to approve the Country Place PUD revision for RZ03-03-10 and to include all departmental conditions. Brett McGuire seconded. Motion carried 4 - 0.**

### Text Amendments..... Staff

- 9. Text Amendment, Section 90-140,** Amendment to Section 90-140 of the county code of ordinances (zoning ordinance) to amend provisions for trees and ground cover in required landscape strips and to amend provisions for placement of light poles and irrigation equipment in parking lot landscape areas.

- 10. Text Amendment, Section 90-141(e),** Amendment to Section 90-141 of the county code of ordinances (zoning ordinance) to amend provisions for removal, replacement and maintenance of trees that are a part of a landscape plan.

- 11. Text Amendment, Section 90-145,** Amendment to Section 90-145 of the county code of ordinances (zoning ordinance) to add certain trees to the list of recommended trees.

**Dean Thompson made the motion to approve the Text Amendments for Sections 90-140, 90-141(e), and 90-145 of the Columbia County Code of Ordinances and to include all departmental conditions and close the public hearing. Deanne Hall seconded. Motion carried 3 – 1 (Brett McGuire opposed).**

**At the request of Commissioner Atkins, Dean Thompson and Deanne Hall agreed to reconsider the previous motion. Dean Thompson made the motion to approve the Text Amendments for Sections 90-140, 90-141(e), and 90-145 of the Columbia County Code of Ordinances and to include all departmental conditions and close the public hearing. Deanne Hall seconded. Motion failed 2 - 2 (Brett McGuire and Tony Atkins opposed).**

### Variance..... Staff

### Staff Comments ..... Staff

**Staff sought the planning commission's guidance on the need for a growth management plan amendment to consider commercial zoning in the northeast quadrant of the interchange of I-**



October 5, 2006

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

**20 and Flowing Wells/Wheeler Road. The planning commission directed the staff to consider the rezoning without the need for a plan amendment.**

**Public Comments..... Vice-chairperson Hall**

**Adjourn (8:45 p.m.)..... Vice-chairperson Hall**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

### Meeting Schedule: October 2006 / November 2006

Board/Commission	Date	Time	Location
Planning Commissioners	October 5, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	October 17, 2006	6:30 PM	Appling Courthouse, Appling, Georgia
Planning Commission	October 19, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	October 23, 2006	3:30 PM	Evans Government Center Auditorium
Planning Commission	November 2, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 7, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	November 16, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	November 27, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, October 17, 2006** at 6:30 PM in the Appling Courthouse, Appling, GA. . Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, October 13, 2006 to place their name on the agenda for presentation.